



License No: ES100012703

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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.



**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# GSB PROPERTIES

**OFFERS TO:**

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**DUNBAR**  
1 JOHN MUIR CRESCENT  
EH42 1GE



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**STYLISH DETACHED VILLA WITH  
CONSERVATORY  
AND SOUTH FACING GARDEN**

**PLEASANTLY LOCATED WITHIN  
POPULAR  
RESIDENTIAL AREA**

**A SUPER FAMILY HOME**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE  
DINING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
CONSERVATORY  
4 BEDROOMS  
EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
DOUBLE GARAGE  
GARDENS**

**VIEWING:  
TELEPHONE GSB PROPERTIES  
01620 825368**

**GENERAL DESCRIPTION**

John Muir Crescent is located on the southern outskirts of town in a popular residential area and is within walking distance to the train station, schools and coastline. Dunbar has an excellent shopping centre, including an Asda Superstore, schooling for all ages and a wide range of leisure and recreational facilities. These include a modern leisure pool, sports complex, two fine links golf courses and numerous sports and social clubs. The town is surrounded by typically beautiful East Lothian countryside and there are many interesting coastal walks including those in John Muir Country Park. The town is within comfortable commuting distance of Edinburgh by car or by train from the local station and the city bypass also provides ready access to the airport and motorway network leading north and west. The property enjoys an enviable position at the entrance to the Crescent with pleasant open outlooks to the front and side.

This most pleasing and stylish detached home offers generous family living accommodation with a flexible layout. It has been well maintained, tastefully decorated and includes many fine features such as an elegant lounge with bay window, fireplace and French doors, separate dining room, fully-integrated dining kitchen and comfortable master bedroom with en-suite shower room. In addition, and accessed from the kitchen is a lovely Conservatory (all approvals in place) to the rear of the house. In brief, the accommodation comprises covered entrance porch, spacious hall, cloakroom, lounge, dining room, dining-kitchen, utility room and Conservatory while upstairs there are four good sized bedrooms, en-suite shower room and family bathroom fitted with a separate shower. It is also an easily and economically run home with double-glazing and gas central heating and there is ample storage/cupboard space, power outlets, TV and telephone connection points throughout. Outside, there is a double garage with driveway and gardens to the front and back.

This is a most pleasing, bright and sunny family home in excellent walk-in condition. Early viewing is highly recommended.

**ACCOMMODATION**

ENTRANCE HALL	5.21m x 2.08m (17'1" x 6'10")
CLOAKROOM	
UTILITY ROOM	
LOUNGE included bay	5.51m x 3.81m (18'1" x 12'6")
DINING ROOM	3.81m x 3.10m (12'6" x 10'2")
KITCHEN/DINING ROOM	5.74m x 3.06m (18'10" x 10')
CONSERVATORY	3.38m x 3.16m (11'1" x 10'4")

**LANDING**

An attractive staircase with spindle balustrade leads up to a spacious galleried landing.

BEDROOM 1	3.89m x 3.66m (12'9" x 12')
EN-SUITE SHOWER ROOM	1.96m x 1.75m (6'5" x 5'9")
BEDROOM 2	3.96m x 3.35m (13' x 11'6")
BEDROOM 3	3.78m x 2.75m (12'5" x 9')
BEDROOM 4	3.70m x 2.78m (12'1" x 9'1")
BATHROOM	2.56m x 2.21m (8'4" x 7'3")
DOUBLE GARAGE	5.59m x 5.25m (18'4" x 17'2")

**GARAGE**

Integral to the house and with an internal door from the utility room, the garage is equipped with fitted units which provide additional storage space, twin up-and-over doors, power and light. Wide driveway in front provides additional parking facilities.

**GARDEN**

The open plan front garden is laid mainly to lawn with shrub borders. Side gate provides access to the rear garden. The larger enclosed garden to the back offers excellent privacy and shelter and as it is mainly south facing is a wonderful sun trap all times of the year. The garden includes a large paved/patio sitting area adjacent to the house and large lawn with flower and shrub borders. Gravelled "utility" area to the far side of the house.

**EXTRAS**

Included in the sale are all fitted carpets, light fittings, blinds, curtains, gas hob, extractor hood, double ovens and integrated microwave, dishwasher and fridge/ freezer and washing machine in the utility room.

NOTE: Additional items of furniture may be purchased under separate negotiation.

